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| **Section Title** **and Link** | **Page** **#** | **Feedback** |
| ***I. Process Context and Background*** |
| [SECTION E: History of Coffin Butte](https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8208/bctt_final_report_draft_3.pdf#page=13&zoom=100,93,357); [(click here for an updated version)](https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8208/history_doc_1-31-23_at_11am.docx) | PDF pages 13-28, Word pages 13-30 | * It has been helpful to hear the historic relationship with Coffin Butte and the community.
* F2 – clarification on what is recommended
* What is the scope of the phrase “character of the area”
* Creating a condition of approval to address the process where DEQ only reviews the application once it is approved by the planning commission. Condition can be “approval by DEQ”.
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| ***IV. Key Workgroup Findings & Recommendations*** |
| [SECTION A: Legal issues & Land Use Review](https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8208/bctt_final_report_draft_3.pdf#page=37) | PDF pages 37-43, Word pages 39-45 | * Page 43, table 2 – If/when the county receives another application for the landfill expansion – can it require things like groundwater, noise, odor, wetland restrictions?
* Clarification on the role of SWAC in the BCTT report process. SWAC will not make a recommendation to the Planning Commission, but directly to the Board of Commissioners
* Is the BCTT report going to recommend amending the Development Code to clarify the ambiguous terms in BCC 53.215 (Conditional Use Criteria).
* Can compliance or lack of compliance with the conditions of a previous land use decision be part of the review of a new CUP application?
* If a CUP application is submitted and comes before the Planning Commission for approval, the commissioners can add a condition of approval that it is approved once all DEQ requirements have been approved. DEQ does not review the application and discuss their conditions until the Planning Commissioners have made their decision. However, what if the Planning Commission determines that DEQ regulation of a particular parameter is inadequate or likely to be inadequate?
* “Light pollution” is referred to in the conditions but not included in Table 2 on page 43.
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| [SECTION B: Past Land Use Application Conditions](https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8208/bctt_final_report_draft_3.pdf#page=44) | PDF pages 44-51, Word pages 46-53 | Commissioner Biscoe stated that once the BCTT report is finalized, it will be a helpful historical document for the county moving forward. She serves on this subcommittee and reports that there is still discussion and effort to come to an agreement on the MOU between Republic Services and Benton County. * Page 44: The conditions regarding past land use applications has language that needs to be reviewed and edited.
* To add “none” to the list of clarifications
* Small edit to a word on page 50: “tracks” instead of “track”.
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| [SECTION C: Landfill Size/Capacity/Longevity](https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8208/bctt_final_report_draft_3.pdf#page=52) | PDF pages 52-56, Word pages 54-58 | * The need for clearer definition of terms in the franchise agreement (i.e. “CUP”)
* The 2000 and 2020 Franchise agreements do not have interpretation of terms and their meaning. (Such as limits vs threshold, limit on solid waste vs tonnage cap.)
* Clarification that the existing quarry will be reduced and filled.
* Benton County does not have jurisdiction over the landfill intake (other counties contributing by sending waste to Coffin Butte)
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| [SECTION D: Sustainable Materials Management Plan (SMMP)](https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8208/bctt_final_report_draft_3.pdf#page=57) | PDF pages 57-61, Word pages 59-63 | * How will the SMMP impact waste outside of Benton County (other counties contributing to the landfill)
* Suggestions:
	+ Encourage Republic Services to implement the SMMP with other counties.
	+ Encourage the workgroup to use the JSIP as a model of best practices when engaging with the community on the SMMP.
	+ Reach out to neighboring counties (that contribute to the landfill) for feedback.
	+ Incorporate the trucking and travel routes that will be impacted by the SMMP in the communication strategy.
* The BCTT seems to be addressing two very different topics: sustainable materials management (how to reduce the environmental impact of the products/materials we use) and Coffin Butte Landfill (reducing its impacts). This could confuse the public.
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| [SECTION E: Community Education & Outreach](https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8208/bctt_final_report_draft_3.pdf#page=62) | PDF pages 62-67, Word pages 64-69 | * Ensure that monitoring and compliance is communicated
* Page 11 (LLU7-5) – “prior decisions” suggests the possibility that Benton County isn’t always in compliance with commitments to monitor the landfill. Does the Planning Commission have the ability to add to the conditions of approval during an application to address this issue?
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| **Feedback for sections not addressed above****Please reference section names and page numbers.****Please put all of your additional feedback on a particular section in one place and use the A, B), and C) format for ease of sorting/tracking.** |
| **Section Name** | **Page #** | **Feedback** |
| None |
| **General Feedback** |
|  |  | The Planning Commission acknowledges this report is still in draft form and does not feel comfortable sending a recommendation to the Board of Commissioners until the draft is finalized. (The Planning Commission will not have another opportunity to give feedback on the draft report.) The commission does not want to delay the process and understands the time sensitivity of potential CUP applications. The Planning Commission agreed to be ready to engage with the BOC (if asked) once the report is complete.  |